



**Office space**

Praha 4, Nusle, Na Pankráci

€ 15.50 / m² | CZK 392 / m²

Service price	150 CZK monthly per m ²
Available area	585 m ²
Cellar	-
Parking	EUR 140 / ps / month
PENB	B
Reference number	43559

Office space for lease on the ground floor in administrative building situated in a commercial district of Prague 4, Nusle - well served by public transport, adjacent to the Pankrác metro station (line C), with great D1 accessibility.

The building offers excellent visibility, top technical specifications, modern and fully flexible office space and services for tenants within building.

Building is functionally divided into two sections. Environmentally friendly brick facade increases the insulation of the house and thanks to natural materials it is very airy. As the facade is not fully glazed it minimized noise and heat loss.

Features and Services:

- Parking
- Technical background
- Storage in the basement
- Two canteens
- 24/7 reception and security
- Smart card access and
- CCTV
- Certification BREEAM in-Use (2011)
- Suspended ceilings
- Cooling
- Openable windows
- External sunblinds
- Sprinklers

Rental and service charges listed without VAT. Lessee pays no commission.

